

**DESIGN REVIEW ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
WEDNESDAY, December 16, 2015
ROOM 400
TOWN HALL, WEST HARTFORD, CT**

CALL TO ORDER: 4:30 P.M.

ATTENDANCE:

DRAC: Jeffrey Gebrian, Chair (left at 4:58 pm before item #2 commenced), Sheldon Crosby, Vice-Chair; Members: Gordon Binkhorst, Fred Fritz; Matthew McGrath, Richard Hughes, and Alternate: Kimberly Parsons-Whitaker

Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

REFERRAL FROM TOWN COUNCIL:

1 Chatfield Drive - Application (SDD #41-R2-15) on behalf of Brookdale Senior Living, Inc. the owner and operator of Chatfield of West Hartford, and Brookdale Living Communities of CT-WH, Inc. the owner of 1 Chatfield Drive, to amend Special Development District #41 to construct a new entrance canopy on the existing Chatfield West Hartford Independent Living Building and make associated adjustments to landscaping, courtyards and sidewalks. (Town Council receipt on December 10, 2015. Town Council public hearing scheduled for January 12, 2016. DRAC receipt on December 16, 2015.) **DRAC recommended approval. Motion/Crosby; Second/McGrath (Vote: 6-0)**

Town Planner Todd Dumais introduced the application as a formal referral from the Town Council for an amendment to the SDD #41 which was previously approved and recently amended. This application calls for a new entrance canopy to the existing Chatfield at the West Hartford Independent Living building.

Tom Daly from Milone and McBroom briefly summarized the application noting that there were some adjustments to the landscaping and paving as a result of the previous administrative approval eliminating a courtyard and miscellaneous sidewalks. They are looking to replace an existing awning structure in front of the existing building that extends from the entry doors over the entrance walkway, but does not cover anyone entering or exiting their vehicles. The span of the existing canopy is approximately 80'. The new drop-off canopy structure will match the new assisted living project and use EIFS and a brick base the same as the main building. The drop-off will have architectural shingles and the 80' canopy leading from the building to the drop-off will be a metal roof. The eight (8) foot sidewalk will be replaced in kind and there will be no change in its location. The DRAC questioned if Fire and emergency personnel had ample access. Mr. Daly said the canopy is the same as what is in currently in front of the Assisted Living structure and they have no issues with that. No additional signage is proposed with the proposed canopy. There will be under lighting along the 80 ft. section of canopy and on the drop-off structure there will be light sconces to match existing building lighting. The DRAC inquired if bollards were needed for protection of the drop-off structure – Mr. Daly said he would look at that to see if there was a need or if edge protection is needed. The landscaping will remain as it currently exists.

243 Steele Road - Application (SDD #139-R2-15) on behalf of Steele Road, LLC, owner, to amend SDD #139 at 243 Steele Road to increase the number of units from 150 to 160 by dividing five of the existing two-bedroom units in Buildings #3 and #4 (ten units total) approximately in half to **create** twenty one-bedroom units. Exterior changes to those buildings are also proposed but no increase in building size or height. (Town Council receipt on December 10, 2015. Town Council public hearing scheduled for January 26, 2016. DRAC receipt on December 16, 2015.) **DRAC recommended approval with conditions. Motion/Hughes; Second/Binkhorst (Vote: 6-0) (Gebrian recused himself and left prior to this presentation) (Alternate Parsons-Whitaker seated for Gebrian)**

Geoff Sager, on behalf of the applicant Steele Road, LLC, presented the changes proposed for this formal referral from the Town Council. The applicant is proposing to increase the number of units from 150 to 160 by dividing in half ten of the existing two- bedroom units in two of the buildings. The non-garage side of the building had one balcony and now is proposing two. The number of parking spaces will not be increased and they still exceed the requirements by the Town Zoning Regulations. There is no net increase in square footage associated with the modification to the buildings. The DRAC questioned the three columns shown on the plans and asked for details and what their purpose was. It was mentioned by DRAC the concept was not a problem but the details should be included as part of the plan. Ten (10) A/C condenser units will be eliminated and the landscaping will be adjusted accordingly.

The DRAC questioned the downspouts for storm runoff on sheets A2.03 and A4-02 and felt there were some inconsistencies in design that should be clarified on future plans. The applicant was in agreement and would look into resolving the discrepancies.

The DRAC recommended approval of the SDD amendment with the conditions that the details on the balcony supports be provided and the plans include construction details for the down spouts on the west side of the building.

APPROVAL OF MEETING MINUTES:

- November 30, 2015 – Approved 6-0 with grammatical correction in paragraph 3. Motion: Binkhorst/Second: Fritz. Voting: Crosby, Binkhorst, McGrath, Hughes, Fritz and Parsons-Whitaker (seated for Gebrian)

ADJOURNMENT: 6:15 P.M.

C: Ron Van Winkle, Town Manager
Patrick Alair, Deputy Corporation Counsel

Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk